

WARSAW PLAN COMMISSION

July 13, 2015

Present: Tom Allen, Jeff Grose, Jim Gast, Mike Klondaris, David Baumgartner, Jeff Beeler (Public Works), Jeremy Skinner (City Planner), Mike Valentine (City Attorney), Kim Arnold (Recording Secretary)

Absent: Rick Keeven

Call to Order

Allen called the meeting to order.

The June 08, 2015 meeting minutes were reviewed and presented for approval. Grose made a motion to approve the June 08, 2015 meeting minutes as presented; Gast seconded the motion. The motion carried unanimously.

Oral and Written Reports

None

Unfinished Business

2015-06-01-Final Plat-Warsaw Development LLC (Park Ridge Phase IV) - City Planner Skinner gave a brief summary of the request after being tabled at the June meeting. The final plat for Park Ridge Section 4 has been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance. The lots meet all of the development standards for a subdivision in an R-1 zoning district. This plat is creating 22 new residential lots from the original 7.15 acres. The subdivision already has adequate access to all utilities and ingress and egress from Nuthatch Drive. All of the proposed lots meet the minimum lot requirements for an R-1 Zoning District shown below, and are of adequate size for a single-family home development.

The following are the requirements for an R-1 District:

- 8,750 sq. ft. Minimum Lot Size (Achieved)
- 70 ft. Minimum Lot Width (Achieved)
- Minimum setbacks of 25' front, 25' rear, 7' side
- 45% Maximum lot coverage

The proposed plat meets all of the subdivision requirements, and conforms to the preliminary plat provided in 2012. City Planner Skinner recommended final plat approval for Park Ridge Section 4.

David Brown, the Engineer representing Warsaw Development LLC., was present to answer any questions. Discussion followed among Commission members.

Motion was made by Grose to approve 2015-06-01-Final Plat-Warsaw Development LLC (Park Ridge Phase IV). Gast seconded the motion. The motion passed unanimously.

New Business

2015-07-01- Re-plat Preliminary and Final Plat – 1500 Maplewood Trail – Paul Scheuer-

The preliminary and final plat for the re-plat of Maple Hill Manor has been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance. The petitioner is requesting the re-plat in order to remove a platted golf cart easement that connects into the existing golf course west of the sub-division. The re-plat is not changing the lot configuration, size, or existing infrastructure. In short, it is just removing the golf cart easement and replacing a short ingress/egress easement.

The following are the requirements for an R-1 District:

- 8,750 sq. ft. Minimum Lot Size (Existing Lot/Not Changing)
- 70 ft. Minimum Lot Width (Existing Lots/Not Changing)
- Minimum setbacks of 25' front, 25' rear, 7' side
- 45% Maximum lot coverage

The proposed re-plat is not changing the existing lots.

Allen opened the meeting to any person wishing to speak in favor or against the petition. Paul Scheuer, the property owner, explained the request briefly to the Commission members.

No other person was present to speak in favor or against the petition. Allen closed the meeting to the public.

Motion was made by Grose to approve 2015-07-01 Preliminary Re-plat – 1500 Maplewood Trail . The motion was seconded by Baumgartner. Motion was made by Gast to approve 2015-07-01 Final Re-plat – 1500 Maplewood Trail. Klondaris seconded the motion. The motion carried unanimously.

Flood Plain Ordinance- City Planner Skinner presented a rough draft of the Flood Plain Ordinance, which is required by FEMA. He asked each Commission member to review the draft and it will be reviewed again next month. It will then be recommended to the City of Warsaw Common Council for approval. After approval by our Common Council, it will be sent to the DNR, which is FEMA, in the State of Indiana, where it will be approved and adopted.

Adjourn-

With no further business to come before the Commission, Motion was made by Gast to adjourn the meeting. Baumgartner seconded the motion. The motion carried unanimously.

OTHER MATTERS THAT MAY COME BEFORE THE BOARD

- The next regularly scheduled meeting will be Monday, August 10, 2015 at 7:00 p.m.

Tom Allen, President

Kim Arnold, Recording Secretary